



13 TURFMEAD  
HITCHIN



## 13 Turfmead

Hitchin

Hertfordshire SG4 9FB

**Guide Price £595,000**

A stunning modern home located in an exclusive cul de sac in Hitchin's popular south side.

Built approximately 4 years ago, this low maintenance executive home offers stylish accommodation with high quality fittings. This location would benefit those wishing to combine the benefits of town living with good access to the countryside.

Three bedrooms offer very generous space, with a dressing area and large en suite to the master. Two bathroom facilities, large living/dining room, ground floor cloakroom and well appointed kitchen with integrated appliances.

Off street parking and a garage attached that could be adapted to further living space (subject to relevant consent) if required.

Private gardens backing into woodland.

### **Viewings:**

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Storm Porch with entrance door opening to:-

#### Hall 12'10" x 3'11" (3.9m x 1.2m)

Antico flooring. Radiator. Cloaks cupboard. Stairs to first floor.

Doors to:-

#### Cloakroom

Fitted with a modern white suite comprising low level W.C and washbasin. Radiator. Tiled walls. Tiled floor. Window to front.

#### Kitchen 12'10" x 7'3" (3.9m x 2.2m)

Fitted with a range of floorstanding and wall mounted storage cupboards with drawers. Silestone worksurfaces. Antico flooring. Part tiled walls. Stainless steel sink unit with drainer and mixer tap over. Integrated oven, gas hob and extractor fan over (not tested). Integrated fridge freezer (not tested). Integrated dishwasher (not tested). Integrated washer dryer (not tested). Radiator. Window to front.

#### Living Room 15'1" x 16'5" (4.6m x 5.0m)

Antico flooring. Two radiators. Large French doors opening to the rear sun terrace and enclosed garden.

### ON THE FIRST FLOOR

#### Landing

Loft access hatch. Radiator. Airing cupboard. Doors to:-

#### Bedroom One 16'5" x 9'6" (5.0m x 2.9m)

Fitted with a range of built-in wardrobes. Radiator. Window to rear. Door to En-Suite.

#### En-Suite 9'6" x 5'3" (2.9m x 1.6m)

Fitted with a white suite comprising shower enclosure, vanity washbasin and low level W.C. Tiled floor. Tiled walls. Heated towel radiator. Window to rear.

#### Bedroom Two 13'5" x 9'6" (4.1m x 2.9m)

Radiator. Loft access hatch. Window to front.

#### Bedroom Three 15'1" x 9'2" (4.6m x 2.8m)

Bulkhead cupboard. Radiator. Window to front.

#### Bathroom 7'10" x 7'3" (2.4m x 2.2m)

Fitted with a white suite comprising bath with shower unit over (not tested), vanity washbasin and low level W.C. Heated towel radiator. Tiled floor. Tiled walls.

### OUTSIDE

#### At the Front

Blockpaved driveway leading to:-

#### Integral Garage

Power and light connected. Wall mounted gas fired boiler (not tested). Up and over vehicular entry door.

#### Rear Garden

Sun terrace to the immediate rear of the house with the remainder laid to lawn. Enclosed by panelled fencing.

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### EPC RATING

Current B; Potential A.

### FLOOR AREA

Approx 102sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

### SERVICE CHARGES

Estate Management fee of £295.74 (for the period 01-01-2020 - 30-06-2021) Payable which contributes towards the maintenance of common areas on the development.

### COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

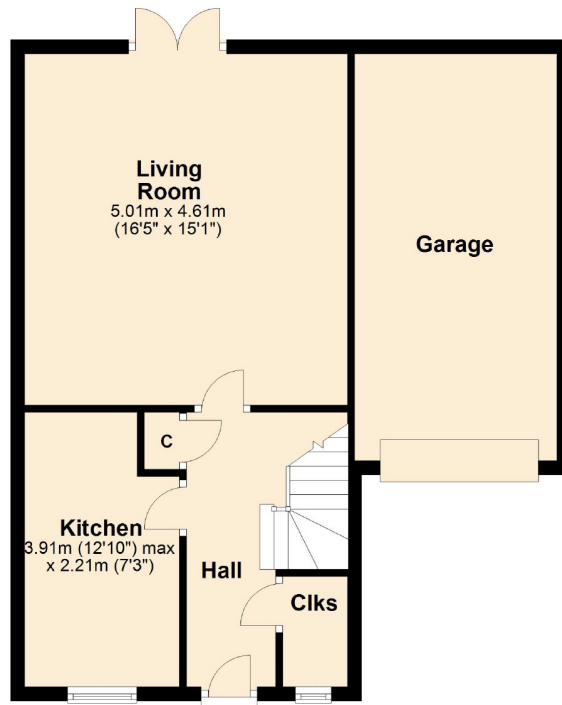
- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/ contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

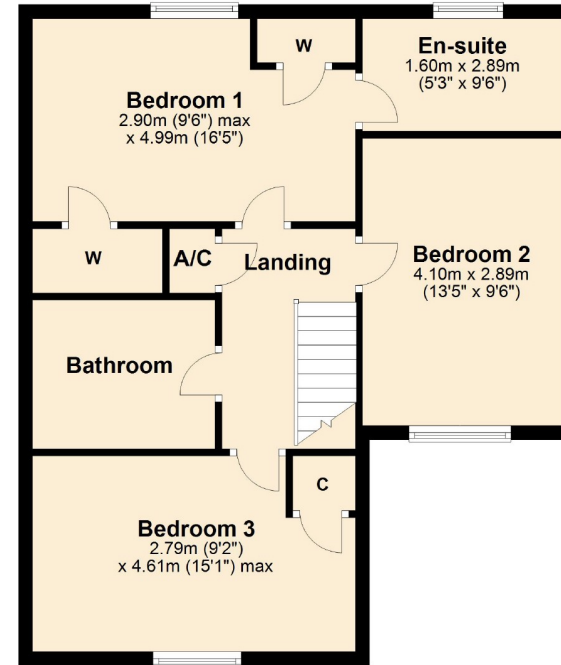
### GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection. Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy. You can ask for your information to be removed at any time. Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

### Ground Floor



### First Floor



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